

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Shaikpet Mandal –Prashasan Co-operative House Building Society Limited, Road No.72 Jubilee Hills, Hyderabad – Amendment to G.O. Ms. No.1153, Revenue (Assn.III/2) Department, dated 19.12.1991 – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1528

Dated 25.07.2011.

Read the following :-

- (1) G.O. Ms. No. 1153, Revenue (Assn.III/2) Department, dated 19.12.1991.
- (2) Letter dated 01.09.2009 of the President, Prashasan Nagar Co-operative House Building Society Limited, Road No.72, Jubilee Hills, Hyderabad.
- (3) Government Memo. No.39173/Assn.III(1)/2009-1, dated 09.09.2009.
- (4) Letter No.II/5645/2009, dated 23.10.2009 of the District Collector – Hyderabad.
- (5) Letter No.BB2/2101/2009 dated 06.11.2009 from the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.
- (6) Representation dated 23.3.2010 of Sri V.S.K.Kaumudi IPS and others.
- (7) Government Letter No. 39173/Assn.III(1)/2010, dated 24.11.2010 addressed to the President Prashasan Nagar Co-operative House Building Society Limited, Road No.72 Jubilee Hills, Hyderabad.
- (8) Letter No.31/Prl.Secy.Peshi/2010, dated 22.01.2011 received from the Secretary Prashasan Nagar Co-operative House Building Society Limited, Jubilee Hills, Hyderabad.

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ORDER :-

In the reference 1st read above Government have allotted an extent of Ac.50.00 situated at Shaikpet Mandal, Hyderabad District to Prashasan Nagar Co-operative House Building Society, Road No.72 Jubilee Hills, Hyderabad on payment of Rs.75,000/- per acre with certain conditions.

2. In the reference 2nd read above the President Prashasan Nagar Co-operative House Building society has submitted that enquires are being received from several members, requesting the Society to permit the members to sell the plots. Also some of the plot owners are yet to commence construction in their allotted plots, and it is apprehended that the owners may sell them off for commercial exploitation at a later date and the issue was discussed in the Managing Committee of the Society on 02.08.2009 and it has been decided to amend para 3 (e) of the G.O. Ms. No. 1153, Revenue (Assn.III/2) Department, dated 19.12.1991 and to add one more condition as 3 (h) to the effect that “ Any Plot owner, if he disposes off any plot without obtaining NOC from the Managing Committee of the Society, it shall be resumed by the Society and the Society will allot such plot to any other member who is not allotted any plot”.

3. In the reference 5th read above, the Special Chief Secretary and Chief Commissioner of Land Administration interalia submitted that since the land was allotted to the Society for allotment of house sites to its members (IAS, IPS & AIS Officers) only for residential use, the request of the President of the Society not to allow the commercial exploitation of the same is reasonable. The spirit of the allotment need to be preserved and the residential character of the colony has to be protected. Municipal Rules, Land Use conditions, Building Regulations, FAR should also be used to ensure this.

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4. In the circumstances reported by the President and the Secretary of the Prashasan Co-operative House Building Society vide references 2nd and 8th read above and the reports of the District Collector-Hyderabad and the Special Chief Secretary and the Chief Commissioner of Land Administration, Hyderabad vide references 4th and 5th read above and after careful examination of the matter, Government hereby direct that the condition in (e) of para 3 of G.O. Ms. No.1153, Revenue (Assignments.III) Department dated 19.12.1991 be modified as follows:-

“The land allotted to a member shall be resumed if there is violation of the conditions stipulated in the bye laws of the Society and also that the allottee of a plot of land shall not alienate, transfer or dispose off by any means like granting power of attorney or making an agreement in favour of the purchasers, for its’ commercial exploitation by way of construction of shopping complex, flats, offices etc. However any plot owner, willing to dispose off his plot after 15 years from the date of allotment shall necessarily obtain No Objection Certificate (NOC) from the Managing Committee of the Society, and the Managing Committee of the society, while issuing NOC shall ensure that the plots are not sold for commercial exploitations, as stated above”.

5. And also direct that after the condition **(g)** of the of G.O. Ms. No.1153, Revenue (Assignments.III) Department dated 19.12.1991 the following new condition as **(h)** be added as follows.

“Any plot owner, if he disposes off any plot without obtaining NOC from the Managing Committee of the Society, it shall be resumed by the Society and the Society will allot such plot to any other member who is not allotted any plot”.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner of
Land Administration, AP- Hyderabad.
The District Collector - Hyderabad.

Copy to:

The President,
Prashasan Nagar Co-operative House Building Society Ltd.
Road No.72, Jubilee Hills,
Hyderabad.

The Secretary
Prashasan Nagar Co-operative House Building Society Ltd.
Road No.72, Jubilee Hills,
Hyderabad.

The G. A (Sp.A) Department.

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/ Forwarded :: By Order /

SECTION OFFICER